

LITTLE EGG HARBOR TOWNSHIP ZONING BOARD
665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On April 20, 2016

1. Meeting called to order at 7:00 p.m. by Chairman Gautier.
2. Reading of the Sunshine Law & Notice of Public Meeting.
3. FLAG SALUTE
4. ROLL CALL:

PRESENT Chairman Gautier, Vice-Chairman Fuller, Mr. Visconti, Mr. Jordan, Ms. Doherty, Mr. Sullivan, Mr. Armitage (alternate) and Mr. Burr (alternate).
ABSENT was Ms. Ramsay.

APPEARING FOR THE PROFESSIONALS:

Brian Rumpf, Esquire, of Rumpf, Rumpf & Reid, Zoning Board Attorney
Ernest J. Peters, Jr., PE, PP, CME of Remington, Vernick & Vena Engineers, Zoning Board Engineer
James Oris, PE, PP, CME of T & M Associates, Township Engineer
Scott Taylor, CLA & of Taylor Design Group, Planning Board Landscape Architect

5. NEW BUSINESS:

- A. Variance Application #2014-20A
Oak Lane LEH, LLC
180 & 190 Oak Lane
Block 292, Lots 10 & 11 / Zone: GB - General Business
Amended Preliminary & Final Major Site Plan - Court remand

Clint B. Allen, Esquire for the applicant. Mr. Allen provided clarification on the block and lots for the application as Lot 12.01 has been acquired and is now part of the application and Design Waivers are needed. Pursuant to the Court Order, a Use Variance has been granted. Mr. Allen provided a brief summary of the application and litigation history. Sworn in were Jay Kruse, Engineer, Lara Schwager for the Ingerman Group and James Hayley, Architect. Mr. Kruse provided his background. Mr. Rumpf clarified Mr. Kruse's employment as it has changed since the applicant was previously before the board. Mr. Allen provided an Exhibit list for already marked exhibits. Referring to Exhibit A-1, Mr. Kruse described the 4.15 acre site and surrounding properties. Referring to Exhibit A-3, Mr. Kruse briefly explained the trash & recycling enclosure relocation and a 12x14 maintenance shed. Applicant is proposing 56 apartment units to be built within 5 separate buildings. The three, 3-story buildings in the rear of the site will contain 12 units each and HVAC equipment will be on the roof. The remaining 2 buildings closer to Oak Lane will be a combination of 2 & 3 story buildings, with 10 units in each and the HVAC equipment will be on the ground. The proposed community building is one story and the play area will be surrounded by a 4 ft. vinyl fence. FEMA mapping and flood hazard areas for the site were discussed. There is only a small portion of the site in a flood hazard area. The site will have two access points, one on Oak Lane and the other on Radio Road. Applicant continues to work with the county with regard to the Radio Road access to the site. The site will contain 112 parking spaces, including 6 ADA spots. Trash and emergency vehicles will have ample room to get around the site, as well as school buses that will pick up children at one location by the

community building. Moving vans will have to coordinate with the property manager and no stacking will be permitted. Sidewalks will be added to the entire perimeter of the site. The site will have two stormwater management basins. Basin #1 will be an infiltration and detention basin and basin #2 will be a detention basin only. The Ingerman Group will own and operate the site. Applicant will require a CAFRA permit, which they will apply for once they receive board approval. Mr. Burr asked applicant if they had contacted DEP for a pre-application conference. Applicant's attorney, stated that they had not due to the cost. Mr. Burr advised the applicant that the DEP does not charge for a pre-application conference. Mr. Peters suggested some additional lighting in some areas of the site, which applicant will comply with. Applicant will plant the required 53 shade trees and all parking islands will be landscaped. West Tuckerton Fire Department, by way of a letter dated March 24, 2016, set forth the locations they would like to see fire hydrants. Applicant will also install a Knox box at the community building as requested by the fire department. Applicant will require Design Waivers for certain buffered areas. The Chairman asked if satellite dishes would be allowed. Ms. Schwager testified that they cannot prohibit them, but they will not be able to be mounted on the building and must be screened. Mr. Rumpf asked if there was any room on the site to accommodate additional parking, which there is not. The community building will be 2,933 sq. ft. Mr. Oris asked about outside lighting and the height of the wall within the detention basin. A spilt-rail fence with mesh will be installed around the detention basin. The site triangles were revised from the original plan taking into consideration the suggestions of the police department. Applicant agreed to have the police department review the final plan additional safety concerns. Locations of bus stops were discussed in great length. Applicant will work with and add a bus stop wherever the township engineer or administrator sees fit. Parking spaces will not be designated per units. Mr. Burr had concerns with bringing in fill to meet the required height in the flood hazard area. There was a great deal of discussion regarding grading and elevations of the site. Referring to Exhibits A-7A, A-7B, A-7C and A-7D, Mr. Hayley provided a summary of the buildings. Mr. Rumpf asked if solar is being proposed, which it is not at this time. If solar is added by the applicant in the future, it would be on light posts and the community building. No ground solar arrays. The site will have two full-time, 40 hour employees, a manager and maintenance person. The site will also have an on-call maintenance person for emergencies. Mr. Peters discussed his review letter dated April 11, 2016. Applicant agreed to comply with most of the letter. Items #32, 33, 40, 41, 43, 51 and 52 were discussed. Mr. Allen testified that the applicant will comply with COAH obligations. Lot consolidation will be done by way of a deed. Mr. Peters discussed applicant's approval requests. Mr. Rumpf stated that anything de minimis in nature would be handled by the applicant's and board's professionals. The applicant would have to return to the board for any major changes that may come about as a result of county or CAFRA approvals or site work. Applicant agreed to comply with the Taylor Design Group's report. Applicant will work with the board's professionals as to parking lot safety concerns raised and playground and other lighting concerns. Mr. Rumpf asked if there was any laundry facilities within the units. Mr. Schwager testified that there will not be, that the residents will have 24/7 key fob access to a secure laundry facility on site.

On a motion by Ms. Doherty, seconded by Mr. Jordan, the application was opened to the public. All aye.

The chairman announced that Mayor Kobryn would be reading a prepared statement first, a copy of which was provided to board members and the applicant. Mayor Kobryn read such statement into the record.

Peter Prata (Holly Lane) – Mr. Prata has safety concerns with the busy intersection and feels what is being proposed is too large for the location.

Peter Ferwerda (sworn in) – Mr. Ferwerda asked if soil borings were down, which they were. Mr. Ferwerda also asked about elevations, flood hazard area designations and requested to offer a map from the FEMA website as an exhibit.

Ken Yasenchock (Holly Lane) – Mr. Yasenchock had concerns with overflow parking on the adjacent streets. He also questioned why the township allowed this to happen, asking why the township did not have an Affordable Housing Plan in place and do their due diligence.

Pat Johnson (Tuckerton, NJ) – Ms. Johnson had concerns with the stormwater runoff going into the salt marsh. The stormwater will go into the existing county system.

The chairman asked for the board's okay to continue the meeting past 10:00 p.m. On a motion by Mr. Armitage, seconded by Ms. Doherty, the board agreed to continue in hopes to conclude the application. All aye.

Dave Sherwood (Holly Lane) - Mr. Sherwood had safety concerns, de-valuation of property concerns and stated that it was not a good site for such a large project.

Peter Prata (Holly Lane) – Mr. Prata asked how the project would affect school taxes and hopes that Sandy victims do get preference to the units.

On a motion by Mr. Jordan, seconded by Ms. Doherty the application was closed to the public. All Aye.

Mr. Rumpf stated that he will work with the board's professionals and the applicant's professionals on a resolution with all the necessary conditions to be ready for the May meeting. On a motion by Mr. Armitage, seconded by Mr. Sullivan application #2014-20A was approved. Roll Call:

Visconti – Yes	Jordan – Yes*	Armitage – Yes*
Doherty – Yes*	Sullivan – Yes*	Fuller – Yes* Gautier – Yes*

**Board members voted, yes, but under duress.*

6. OPEN TO THE PUBLIC:

The meeting was not opened to the public, as there were no members of the public wishing to speak.

7. ADJOURNMENT:

A motion to adjourn was made by Mr. Fuller, seconded by Mr. Visconti. All aye.

Respectfully submitted,



Robin Schilling,
Zoning Board Recording Secretary



Edward Gautier, Chairman
Township of Little Egg Harbor
Zoning Board